



Doyle &  
O'Troithigh  
Landscape  
Architecture

**Stoney Hill Road, Rathcoole**  
**Landscape Design Rationale**



Project Ref 18-008  
Client: Romeville Developments Ltd.  
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Report Title	Landscape Design Rationale
Client	Romeville Developments Ltd.

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## 1.0 Introduction

This landscape report corresponds to the following landscape drawings have been prepared to support the further information request for the proposed residential scheme for lands at Stoney Hill Road, Rathcoole, Co. Dublin. The site is located to the east of Stoney Hill Road and includes part of Stoney Hill Road.

Drawing Names:	Dwg. No.	Size	Scale
Overall Landscape Plan	LP-01-PP	A1	1:500
Landscape Plan 1/3	LP-02-PP	A1	1:250
Landscape Plan 2/3	LP-03-PP	A1	1:250
Landscape Plan 3/3	LP-04-PP	A1	1:250
Soft Landscape Details 01	LD-01-PP	A1	1:25
Soft Landscape Details 02	LD-02-PP	A1	1:20
SUDS detail	LD-03-PP	A1	1:25
Miyawaki Planting Details	LD-04-PP	A1	as shown
Hard Landscape Details 01	LD-05-PP	A1	as shown
Hard Landscape Details 02	LD-06-PP	A1	as shown
Landscape Details Exercise equipment	LD-07-PP	A1	1:15
Overall Planting plan	PP-01-PP	A1	1:500
Planting plan 1/3	PP-02-PP	A1	1:250
Planting plan 2/3	PP-03-PP	A1	1:250
Planting plan 3/3	PP-04-PP	A1	1:250
Landscape sections 01	LS-01-PP	A1	1:50
Landscape sections 02	LS-02-PP	A1	1:50
Landscape sections 03	LS-03-PP	A1	1:50
Play rational plan	PRP-01-PP	A1	1:100
Play rational details	PRP-02-PP	A1	As shown
Boundary plan	BP-01-PP	A1	1:500
Landscape sections	LS-01-PP	A1	1:50
Landscape sections	LS-01-PP	A1	1:50
Landscape sections	LS-01-PP	A1	1:50
Green Infrastructure Plan	GI-01-PP	A1	As shown
Green Score Factor RES	LPR-01-PP	A1	As shown
Green Score Factor RU	LPR-02-PP	A1	As shown

As noted within the site notice, the scheme comprises of *'of the demolition of 1 no. residential property and 1 no. ancillary outbuilding and will consist of the construction of a residential development of 42 no. 3 bedroom dwellings in a mix of terraced and semi-detached units. The proposed dwellings will comprise of 2 no. typologies (Typology F and Typology L). Typology F will comprise of 21 no. dwellings and Typology L will comprise of 21 no. dwellings. Typology L are two storey and typology F are two storey, plus second floor loft accommodation with front dormer windows. The total proposed residential development gross floorspace is circa: 5,622 sqm.*

*The proposed development also includes 84 no. in curtilage surface car parking spaces, circa 3,281 sq.m public open spaces in an eastern park and a western park, (including proposed play equipment), an additional large parkland to the south of the site of circa 11,797 sq.m comprising the first phase of a linear park, private domestic gardens, a new vehicular, pedestrian and cycle entrance from Stoney Hill Road, an internal road network, including footpaths / cycleways, 3 no. refuse/bin stores, public lighting, landscaping, boundary treatments, drainage and engineering works and all other associated and ancillary development / works.'*

Refer to Architects and Engineers drawings, details and reports for information with regard to the proposed built development. Refer to supporting arboricultural information as supplied by Arborist Associates Ltd.

## **2.0 Landscape Proposals**

It is proposed that all areas of the proposed development will receive a landscape treatment of a high standard in terms of materials and specification; both for hard and soft landscape elements. The key objectives of the landscape proposals specific to this development are:

- To provide a landscape scheme that integrates the development into the surrounding environment and that will be sensitive to the nearby residential properties;
- To create an attractive, high-quality landscape for the future residents;
- To ensure that the plant material proposed is suitable in terms of scale, species selection, on-going maintenance and overall longevity;
- To adopt a repetition and rhythm of plant species to ensure a cohesive plant palette style and an overall consistency.
- To include pollinator friendly species within the proposed species mix in line with the recommendations of the All-Ireland Pollinator plan 2021-2025.
- To develop sustainable tree growth within the streets and open spaces.

- Incorporating SuDS features including retention ponds, swales, filter drains, porous asphalt in the homezone areas, rainwater butts to the rear of all proposed units, permeable paving to all parking spaces; and grasscrete for the temporary turning head at the north east of the site.
- To create and facilitate passive amenity for the future residents.
- To retain hedgerows where possible within the scheme; where long term retention is considered viable and allow for bolstering of the same.
- To create a social environment in the open space, to assist in the creation and nurturing of a community development and permeability to adjoining established residences; this is key to success of such development lands.

The proposed landscape design relates to the following key areas:

## **2.1 Internal Access Roads and Parking Zones**

It is proposed that the internal access roads will receive specimen trees, where possible, suited to streetscape development. The trees within the streetscape have been considered in relation to lighting proposals and coordination of the same has been carried out to ensure adequate LUX levels are achieved.

A series of SuDS tree pits are proposed within the streetscape; refer to LD-03-PP for detail. Size, seasonal interest, colour and variation have all been considered in detail in choosing specific trees for these locations.

Where space allows trees have also been proposed within front gardens along with supporting tree and shrub planting which will create an overall unified approach. It is proposed that a repetition and rhythm of plant species is adopted to ensure a cohesive plant palette style and an overall consistency.

## **2.2 Open Space**

There are 3 no. featured open spaces within the proposed residential scheme; namely to the south, east and west of the scheme.

### **2.2.1 Southern 'Linear' Open Space**

This featured open space offers both a high amenity and visual value to the scheme. Sections of the existing hedgerow, running in largely an east-west direction are scheduled for retention, augmentation and infilling with a combination of feature native hedgerows, mixed woodlands including Miyawaki style planting (refer to drawing no. LD-04-PP for reference) resulting in an overall positive 'biodiversity' win for the scheme. The shapes

of the 'fragmented' hedgerows in their current form will be rationalised with the introduction of the aforementioned woodland and new 'connecting hedgerows'.

The southern open space offers a series of interconnecting tiered ponds to maximise stormwater storage and treatment. Refer to drawing no. LP-01-PP enclosed with this application for reference. The ponds are design to control flow rates by storing floodwater and releasing it slowly once the risk of flooding has passed. The stored water will change in level, and ponds have been designed to function in both wet and dry weather. The ponds shall receive side slopes no greater than 1:3 (maximum) and shall be planted with waterside planting, wetland grass seed mix and woodland arrangements so there is a level of protection in terms of accessing the water area whilst also offering a visual amenity with added biodiversity value within the local landscape.

The upper levels of the linear park will be maintained as a meadow grass area with feature bulb planting and wildflower meadows to again positively assist in terms of long-term maintenance and improving the sites biodiversity. These areas can be used for natural play and if required, additional mown paths can be cut through these meadows where desire lines develop.

A path link arrangement offset from access road is proposed in order to facilitate a tree lined route; with further circuitous links through the upper side slopes of the green spaces which will offer potentially more amenity and play value. A filter drain is proposed along the edge of the proposed road and root barriers are proposed to be installed along the proposed tree line to afford protection of the same. A series of binstores are proposed to the southern edge of this access road which shall be screened appropriately with shrub planting. The side slopes shall also receive naturalised bulb planting which will include pollinator species; again, to improve the overall site biodiversity and species richness. Side-slopes have been 'relaxed' where possible to support future grass cutting and maintenance. The desired max slope of 1:8 as requested by SDCC Parks is not fully achievable within the full extent of these rolling lands as readjustment would be required, which would result in the loss of additional hedgerow lengths and/or the introduction of retaining walls which are not seen as a suitable intervention in terms of use and long-term maintenance.

Further features in this zone include stationary gym equipment and seating at suitable rest stops to further enhance the amenity value of the open space.

### **2.2.2 Eastern Open Space**

The southern 'linear' opens space, as referenced in 2.2.1 above, links directly the sloping eastern open space which is overlooked by the proposed built

development. This multifunctional space has been developed in line with G14 Objective 3; where it notes *'multifunctional open space provision within new developments to include provision for ecology and sustainable water management'*. This space proposed to includes a section of existing hedgerow which shall be enhanced and further bolstered by incorporating an edging woodland mix.

Furthermore, it is proposed that this space includes a grid-pattern arrangement of light canopied trees with clear stems (of 2.0m) with a view to creating a transitional 'light forest' arrangement to the southern edge of the scheme. The understorey of these trees shall receive a diverse grass seed mix with feature naturalised bulb planting. Within this zone, natural play and formal play elements set on rubberised grass matting shall be randomly located through the scheme offering play value for a variety of ages, including more formalised play elements offering amenity value for a range of users/abilities. Refer to drawing no. PRP-01-PP and PRP-02-PP for Play Rationale information. This light forest arrangement will offer the opportunity to also support bat/swift boxes which will further enhance biodiversity through the core of the scheme.

A below ground attenuation storage tank is proposed to the south of this open space, which offers a more open arrangement where the transitional grid line of trees recede.

### **2.2.2 Western Open Space**

The remain open space, is located to the western edge of the scheme. The open space is edged to the west by an existing hedgerow scheduled for retention. This hedgerow shall be reduced in width and height and infilled as necessary to ensure its longevity in the long-term. The boundary shall be further secured by adding a timber post and rail fence (in the order of 1.4m in height) along the eastern edge of the hedgerow. The hedge shall be The open space shall include an interconnecting pathway through the linear space which will feature elements incorporating incidental play and seating with good aspect. The space shall feature tree and shrub planting, many of which are native and encourage a range of pollinators.

## **3.0 Planting Programme**

Planting on site will commence with the completion of the works. Ground preparation will precede planting and will include weed clearance and soil amelioration where necessary.

Planting will largely be carried out during the dormant period from November – March, with grass seeding carried out from April – September. Landscape maintenance for the entire site lands will commence from the



practical completion date. An 18 months defects liability period will be set in place for all plant material with plant failures being replaced in the following planting season.

Plant materials selected for this residential scheme will largely follow the planting proposals in accordance with the planting plan prepared specifically for the scheme and which forms part of the formal planning application.

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#### **4.0 Landscape Performance Standards**

The regular care and maintenance of any area of landscape has a profound effect on its appearance, its value as an amenity and, even in the longer term, its plant structure and overall nature. The right levels of maintenance, and the methods to be used, will vary considerably from site to site and as well as being influenced by the layout and use, will also be a reflection of the soil types, topography, exposure to the elements and local climatic variations.

Matching the maintenance regimes to the needs of a site is a major part of landscape management and it is not possible to give any absolute prescription or standard specification that can be applied for a particular type of landscape. However, this chapter attempts to describe and define the main operations that go into routine maintenance. Under the heading of each main type of landscape feature there are performance specifications and objectives for the various operations.

### General Landscape Performance Standards

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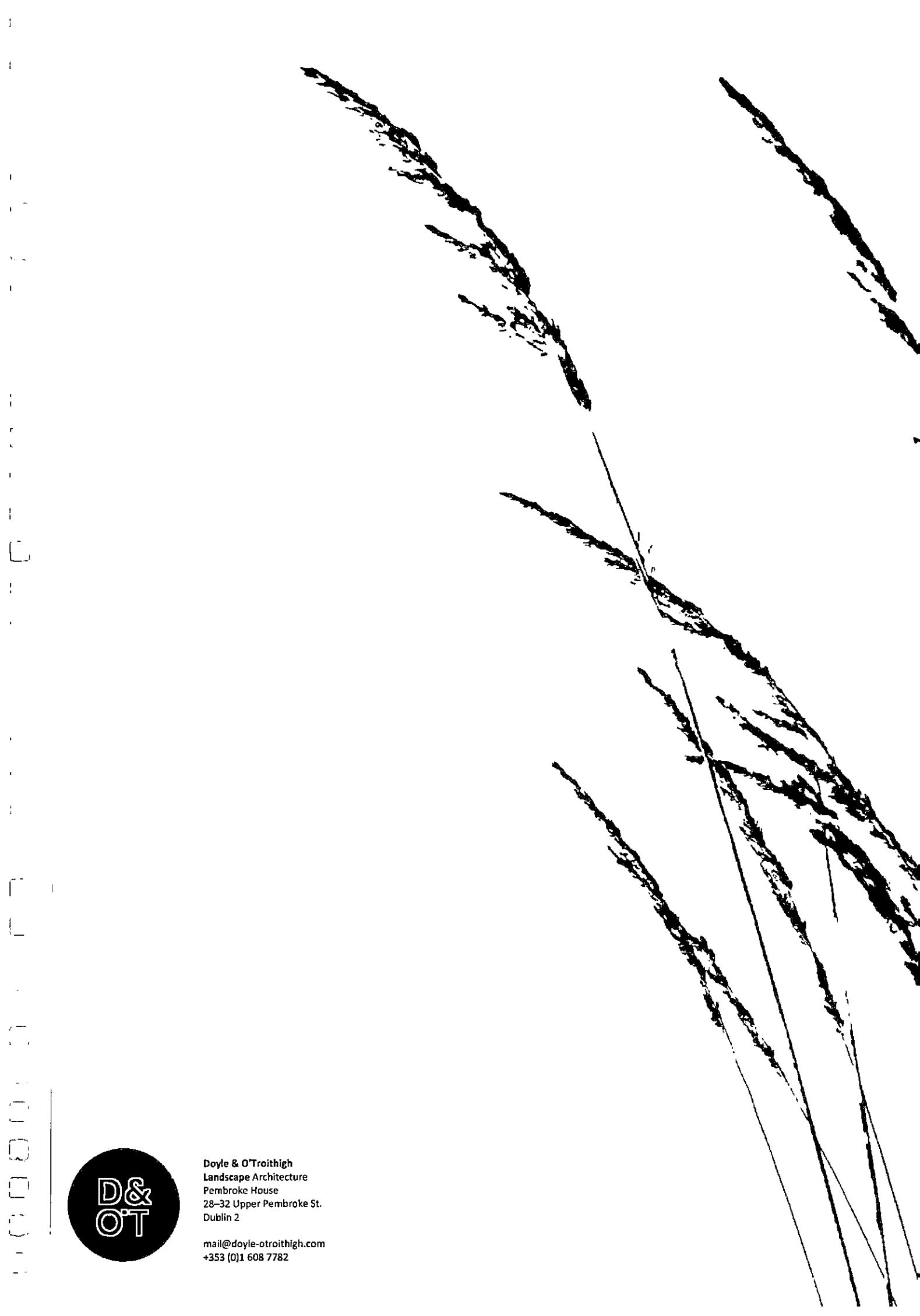
Matching the maintenance regimes to the needs of a site is a major part of landscape management and it is not possible to give any absolute prescription or standard specification that can be applied for a particular type of landscape. However, this chapter attempts to describe and define the main operations that go into routine maintenance. Under the heading of each main type of landscape feature there are performance specifications and objectives for the various operations.

### General Landscape Performance Standards

Type	Description	Maintenance Objective	Maintenance Operations
Amenity Grassland	Amenity grassland describes all natural and semi-natural grassland used for recreation purposes as distinct from that used for productive agriculture. It forms the major part of the landscape and its maintenance requires more time during the summer growing season than any other activity.	To provide an even stand of vegetation of uniform height and colour comprising predominantly of grass species, although a small percentage of dicotyledenous plants - no more than 5 per cent - will be accepted.	<ul style="list-style-type: none"> <li>Mowing shall be carried out using a cylinder mower to maintain the vegetation length within the limits of 30 mm and 35mm during April to August inclusive and between 35 mm and 50 mm during the rest of the year. (This will normally require mowing at up to once a week in the peak of the season and up to, 20 times per year).</li> <li>The 'arising' shall be collected and discarded appropriately off site by the Landscape Contractor. At no stage must arising come to rest on paved or planted areas.</li> <li>All edges of grass areas, against buildings, footpaths, roadways, trees, posts and any other obstruction shall be kept neat, trimmed and tidy.</li> <li>Mowing strips against walls, etc. shall be 100 mm wide and may be maintained by the use of an appropriate approved herbicide.</li> <li>Border edges shall be clipped and not be allowed to exceed 75mm length.</li> <li>Grass areas may be sprayed overall with a suitable approved selective herbicide in accordance with the manufacturer's instructions. Alternatively, spot weeding of isolated weed infestation may be carried out.</li> <li>Fertilisers to be applied in the period of March to April and in period September to October as noted above.</li> <li>Provisional item Reinstatement by re-turfing or re-seeding of worn areas may be undertaken as necessary.</li> </ul>
Planting Areas (Shrubs/Herbaceous)	The borders must be kept weed free, particularly of perennial weeds, to allow planting to give early cover. However, the plants may be required to be thinned so that the shrubs that are retained are able to achieve an attractive form. This may involve removing the intermediate plants soon after shoots are touching.	Maintain shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to avoid obstructing pathways or blocking light to, or adhering to windows.	<ul style="list-style-type: none"> <li>After planting, if appropriate and in season for the species involved, prune shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. Remove all arising from site. If plants have become over mature, rejuvenation by a once over complete coppice is recommended; however this should be reviewed with the Employer in the first instance.</li> <li>Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping.</li> <li>Take special care to avoid unnecessary damage to the shrub plants and ensure that all the shrubs are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter. Once a year operation (in early winter).  <b>Note:</b> This operation is only essential where the soil is compacted or as a means of incorporating mulch. Not required where the areas are mulched.</li> <li>Maintain the soil surface substantially free of weeds (less than 10 per cent weed cover) by hand removal and spot treating with Glyphosate, or approved equivalent. Spot treatment at approximately four-weekly intervals in the main growing season, to a total of five times per season.</li> </ul>

Type	Description	Maintenance Objective	Maintenance Operations
Newly Planted Trees	Young trees will need regular attention to ensure establishment. Either guards or fencing have been used to protect the plant against rabbits, etc. The most important operation is to keep the soil around the base of the tree free from weeds or grass and to ensure secure and correct staking.	Establish a stable and healthy growing tree with a well-shaped framework for future growth.	<p><b>Note:</b> As an alternative the borders can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.</p> <ul style="list-style-type: none"> <li>Immediately after planting or, as required and where subsequently directed, mulch the surface of the border with a 50 mm layer of pulverised bark (maximum particle size 40 mm), or other approved equivalent. Thereafter, top dress the mulch as necessary and at least once a year to maintain effective cover. Spot treat or remove any emergent weeds as specified in c) above but do not cultivate or incorporate the mulch into the soil.</li> </ul>
Hedging		Regularly clip hedges to maintain a uniform and tidy appearance (according to the type of hedge and situation) and a well-developed cover of vegetation over the whole of the hedge surface. Control any weed or grass growth at the base of the hedge so that it does not detract from the overall appearance or adversely compete with the hedge.	<ul style="list-style-type: none"> <li>Clip the top and sides of the hedge to maintain true and even levels and using suitable mechanical cutters to maintain the shape and height. Remove any cuttings lodged in the surface of the hedge and rake up and remove all arisings.</li> <li>Allow for the operation to be carried out to suit the species and position of the hedge.</li> <li>Maintain weedfree 750mm wide band at the base of the hedge (weeds at a maximum height of 100mm and a maximum ground cover of 10%) by regular hand removal, hoeing or by the use of approved herbicide. Allow for control once every 6 weeks in the main growing season (4 times per year).</li> </ul>

Type	Description	Maintenance Objective	Maintenance Operations
Litter Clearance		Collect and remove from the site, all extraneous litter and rubbish on a regular basis so that its presence is not detrimental to the appearance of the site. (This means that the site should be free from litter after each visit to site).	<ul style="list-style-type: none"> <li>▪ Collect and remove and dispose appropriately off site all extraneous rubbish, not arising from maintenance works, which is detrimental to the appearance of the site. This rubbish to include stones (over 50mm dia. which may be buried), bricks, debris, paper, confectionery and other wrappings, bottles, cans and plastic containers. Allow for this operation to be carried out at regular intervals based in conjunction with other maintenance visits and operations.</li> <li>▪ Collect and removed and disposed of appropriately off site all extraneous matter which has deliberately been deposited on the site by persons known or unknown (fly-tipping). Such matter to include bricks, rubble, garden and household refuse, discarded domestic appliances, furniture and scrap metal. Priced per occasion based on an estimate of the volume of material to be collected.</li> </ul>
Paved Areas		Regularly sweep or clean paved surfaces to keep it clear of litter or other debris that will detract from the appearance of the site. Keep the surface free from weed (including moss) growth and all associated drainage gullies in working order.	<ul style="list-style-type: none"> <li>▪ Sweep all paved areas at regular intervals and remove all arisings from the site. Frequency may vary according to time of year or other maintenance operations. Hand or mechanical - sweeping may be used.</li> <li>▪ Control all annual weed (moss) growth by the application of residual weed killer. A single application in March/April should normally be sufficient but follow-up spot treatment may be necessary in late summer.</li> <li>▪ Clear silt and extraneous matter from the drainage gullies, including the lifting and replacement of the drain cover. Programme for once every six months but more frequently where silting up is a particular problem.</li> <li>▪ Inspect and clear any leaves and other litter from drain gully covers. Programme at up to once a week in the autumn when the where there is likely to be heavy leaf fall.</li> </ul>



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